



Missouri Department  
of Natural Resources

# Brownfields Voluntary Cleanup Program

Opportunities for Tomorrow



# Why Brownfields Voluntary Cleanup?

Brownfields are sites where redevelopment and reuse is hampered by known or suspected contamination with hazardous substances. While many brownfield sites are minimally contaminated, potential environmental liability can be a problem for owners, operators, prospective buyers and financial institutions. Because of the large number of these sites, their economic impact – especially in heavily industrial areas – is substantial.

The Missouri Department of Natural Resources' Brownfields/Voluntary Cleanup Program (B/VCP) can help resolve these issues so redevelopment and reuse can proceed. The B/VCP provides predictability, including assurances that the property has been cleaned up to standards safe for its intended use. Successful cleanup and long-term stewardship of any residual contamination provides the certainty that makes redevelopment deals happen. Brownfield cleanup puts property back into productive use, encourages redevelopment and increases economic development in distressed areas.

## Minimized Liability

Liability is minimized to facilitate real estate transactions and promote redevelopment of contaminated sites.

## Eligibility

Eligibility is open to any site with real or perceived contamination that is not covered by other programs within the Missouri Department of Natural Resources and does not warrant enforcement action.

## Non-Enforcement

It's a non-enforcement program designed to help property owners and to facilitate redevelopment of formerly used properties.

## Reasonable Costs

The department's B/VCP's oversight costs range from \$1,000 to \$5,000 for most sites. The voluntary party pays for investigation and cleanup.

## Choice of Options

The B/VCP participant has substantial freedom in all aspects of the cleanup from choice of cleanup technologies to the speed of the project.

## Fast Completion

The average length of time between receiving an application and the B/VCP issuing a Certification of Completion is about 12 months. Some projects have been completed in as little as three months. Seventy-five percent of sites take less than 12 months from the date of application to receipt of their Certification of Completion.

## Written Assurance

Property owners, buyers and lenders can obtain a Certification of Completion from the department that the property has been cleaned up to standards acceptable to both the department and the U.S. Environmental Protection Agency.



*The 24-story art deco Continental Building (front cover and above) was the tallest skyscraper in St. Louis in the 1930s. The building was rehabilitated by a private developer with assistance from the state's Brownfields Redevelopment Program. Debris, asbestos and lead-based paint were removed from its interior as shown in these before and after photos.*



*The Merchandise Mart Building, 1000 Washington Ave. in St. Louis, is located across from America's Center. The building once used as an office and warehouse, now contains 200 loft style apartments. This project required historic preservation and renovation and substantial environmental cleanup.*





*Homer G. Phillips Building, St. Louis, was built in the 1930s and once used as a hospital complex located within a residential neighborhood. Contaminants consisted of asbestos, lead-based paint, and various hazardous materials left behind in the building. The site was cleaned up and redeveloped into a new senior housing facility.*



*The new Faultless Starch/Bon Ami Company building in Kansas City's West Bottoms. The site was formerly occupied by the burned-out Sunshine Biscuit Building, the abandoned Zea Chemical Company, and a former gas station. Faultless Starch expanded its 100-year-old facility and stayed in the neighborhood due in part to the environmental assurances and financial incentives available through the Brownfields/Voluntary Cleanup Program.*

## Are you Eligible?

The eligibility of each site is carefully evaluated. Missouri's Brownfields/Voluntary Cleanup Program can oversee cleanup of many types of sites that are not addressed under other state or federal programs.

Sites already addressed under other programs may not be eligible for the department's Brownfields/Voluntary Cleanup Program. Eligible sites may include the following:

- ✓ Abandoned or under used industrial property (Brownfields)
- ✓ Unregulated petroleum storage tanks and sources
- ✓ Groundwater contamination
- ✓ Contamination from adjacent properties
- ✓ Some former hazardous waste or solid waste disposal sites
- ✓ Former waste disposal ponds and lagoons
- ✓ Low-level radioisotope waste sites

Examples of contaminants addressed in the department's Brownfields/Voluntary Cleanup Program:

- ✓ Solvents
- ✓ Metals
- ✓ Petroleum
- ✓ Pesticides
- ✓ PCBs
- ✓ Lead Paint
- ✓ Asbestos



## Want more information?

For more information contact the Missouri Department of Natural Resources' Brownfields/Voluntary Cleanup Program at 1-800-361-4827 or (573) 751-3176 or mail your request to the address below.

Mail to:  
Missouri Department of Natural Resources  
Brownfields/Voluntary Cleanup Program  
P.O. Box 176,  
Jefferson City, MO 65102  
or visit on the Web at  
[www.dnr.mo.gov/alpd/hwp](http://www.dnr.mo.gov/alpd/hwp)

Missouri Department of Economic Development  
MO Brownfields Redevelopment Program,  
P.O. Box 118,  
Jefferson City, MO 65102  
or call (573) 751-0717  
or visit on the Web at  
[www.ded.mo.gov/communities/communitydevelopment/brownfield](http://www.ded.mo.gov/communities/communitydevelopment/brownfield)

U.S. Environmental Protection Agency  
Region VII  
901 N. 5th Street  
Kansas City, KS 66101  
or call 1-800-223-0425  
or (913) 551-7003  
or visit on the Web at  
[www.epa.gov/region07](http://www.epa.gov/region07)



8/2004

PUB000932



*Redevelopment of environmentally impaired properties can be accomplished. Jordan Valley Park in Springfield demonstrates a successful completion of a large area.*

## Brownfields Redevelopment Program

The Missouri Brownfield Redevelopment Program, administered by the Missouri department's of Economic Development and Natural Resources, provides incentives for the redevelopment and revitalization of formerly used industrial properties.

### Federal Grants

Local communities in Missouri have received over \$9 million in federal Brownfield Grants since 1996 to assist with site assessment and cleanup.

### State Tax Incentives

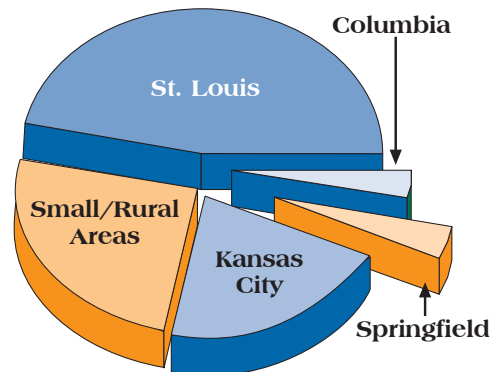
The program offers a variety of incentives to pay for all or part of assessment and cleanup costs based on the jobs created and economic benefit of redevelopment projects. The Department of Economic Development has awarded over \$30 million in tax credits to individual sites.

### Assistance

The Department of Natural Resources provides oversight for the cleanup of all brownfield sites in Missouri, whether state or federally funded. The highly qualified staff of the B/VCP is ready to assist you with your brownfield issues.

## Showing Results

While the major metropolitan areas of St. Louis and Kansas City claim the most voluntary cleanup sites, a significant number of sites are spread across the state in smaller towns and rural areas:



The number of new and completed sites since the program's inception:

